

PLANS OUT FOR BIG QUEENS STATION

Union Depot Will Be Five Blocks East of Queensboro Bridge Plaza.

IN GROWING SECTION

End of Bridge Will Have to Be Remade—Platforms 400 Feet Long—Two Track Levels.

Property owners in the vicinity of the Long Island City end of the Queensboro Bridge were surprised last week when the plans of the Public Service Commission for the union elevated station to be established on the plaza were made public. It was generally thought among property owners that the station would be in the vicinity of Jackson avenue, but upon inspection of the plans they learned that the station will be in close proximity to the bridge terminal, about five blocks to the east.

This district has already become one of the most important commercial centers of Queens. Many high class office buildings have been erected there and others have been planned for construction in the near future. Abounding in the district are banks, commercial houses and offices of big industrial concerns. This section is destined to become the greatest traffic center of the borough. Property owners considered that the promised proximity to the union station was an essential in determining the value of their property.

According to the plans of the Public Service Commission the entrance and exit stairways are to be located between Crescent and Prospect streets about four blocks from Jackson avenue. The center of the station will be easterly on the east side of Crescent street. The plans provide for platforms on two decks, each platform being about 400 feet long and extending to the easterly side of Prospect street to a point about 150 feet west of Crescent street.

A number of changes in the grade will have to be made at the Long Island City end of the bridge. This is made necessary to accommodate the two levels of tracks that will come into the station from the bridge. There will be trains from the Fifty-ninth street subway, which will use the inside tracks of the bridge, and the trains from the Second Avenue elevated lines, which will use the outside tracks, which are at a higher level. Both of these lines, however, will have to be brought to the same level, and hence the present end of the bridge will have to be removed. It is provided that the trains of the Steinway tunnel enter from the second elevation.

The plans provide for tracks in the station reaching a common level at Academy street. The location as arranged will provide a broad unobstructed plaza at the Jackson avenue end for the loops of the surface trolley lines, which are the only ones crossing the bridge. Engineers of the Public Service Commission who have studied the proposition are of the opinion that traffic on the trolley lines will in the future be of as much consequence as will that on the elevated lines, and hence they have planned to give accommodations to this traffic equal to those afforded the elevated lines.

Contracts for this station will probably be let soon, as the bids were opened last week, and it is expected that the construction work will start the latter part of September.

Work on the construction of the elevated lines is progressing rapidly. The effect in the real estate market is already noticeable.

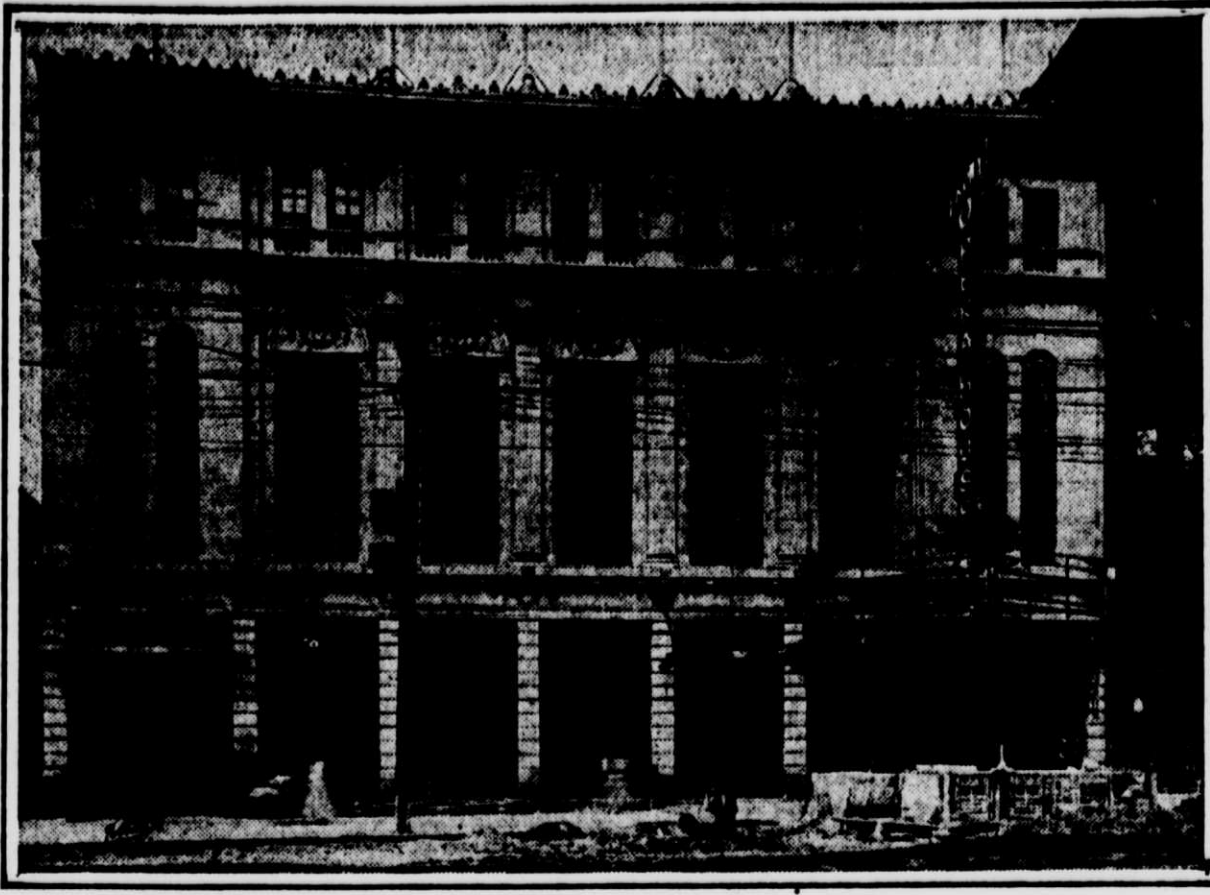
11ST STREET SALESMAN.

Plans have been filed by Buchman & Fox, architects for Charles C. Marshall, for the construction of a two story sales room on the north side of 11st street, 175 feet west of St. Nicholas avenue. It will be 60 feet front by 75 feet deep, with an extension. The cost has been estimated at \$20,000.

SMALL BROOKLYN TRADE.

Frank A. Seaver has sold for Joseph Sessa to Thomas Bennetts, the four story double brick flat at 76 Raperly street. The buyer gave in part payment the one family detached stucco house at 241 Seventy-sixth street, on plot 60x100.

Largest Playhouse in the Bronx Completed



Since The Bronx started out after a population of 1,000,000, which it seems likely to get in a few years, theatrical managers have taken increased interest in the borough north of the Harlem River and have provided many fine buildings where residents may find amusement in one form or another. Theaters for legitimate plays and for high class vaudeville have been built

in many sections. Now the Bronx Opera House, the largest of the playhouses, is being completed, where Broadway productions will be given. The new structure stands on one of the most prominent sites in the business part of The Bronx. It occupies a plot 97 feet wide, fronting on 149th street between Bergen and Brook avenues and running back 206 feet to 148th street. A three story commercial build-

ing fronts 149th street. This, apart from the twenty-five foot lobby which leads to the theatre proper, has been leased to Gibson & Beltsinger, who will conduct a restaurant on the first and second floors, while the third will be occupied as lodge rooms. George Keister, who designed the George M. Cohan Theatre on Broadway, drew the plans for the Bronx Opera House.

RECORD NEWARK BUILDING.

\$1,311,500 the Cost of Structures for Which Plans Were Filed Last Week.

NEWARK, N. J., Aug. 23.—A record in building operations was made this week when permits showing an expenditure of \$1,311,500 were granted by Superintendent of Buildings William P. O'Rourke. This is by far the greatest week this year in the matter of money involved. The total is even greater than aggregate outlay of the building work during the entire month of July.

The reason for the big jump in the figures is due to the granting of the permit for additional work on the new Cathedral of the Sacred Heart, a mammoth store to house the business of L. S. Plant & Co. and a large factory to take care of the increasing activities of the Whitehead & Hoag Company, manufacturers of novelties.

The cathedral is being built at Clifton and Sixth avenues by the Catholic diocese of Newark at a cost of more than a million dollars. The permit granted calls for an expenditure of \$608,000. A one story brick and stone church will cover ground measuring 164 feet in width by 298 feet in depth. The plant store will replace the present building at 711 to 721 Broad street, but will take up a good deal more ground in the rear. With the exception of one plot at Broad and Cedar streets it will occupy the entire block bounded by Broad, Cedar and Halsey streets and the Morris Canal. The building will have a frontage of 160 feet on Broad street and will be four stories in height and will be of brick and steel construction. The cost is estimated at \$400,000.

The Whitehead & Hoag plant will be located at Sussex avenue and First street. The building will be of concrete construction and five stories in height. It will extend 243 feet along First street and will have a width of 87 feet, with another L 68 feet wide. The building will cost \$165,000.

BUYING MOUNTAIN LAKES HOMES.

Mountain Lakes Residential Park sold from June 15 to August 15, homes and plots of a total value of \$215,000. The following sales have been made the past week: House on Morris avenue, near Belair street, to J. H. Hopler of Boston, N. J.; house fronting on the State road, to Mrs. W. C. Stewart of 100 Riverside Drive, house on Lake Drive, to Mrs. L. N. Ives of New York city; house to J. R. Gooding of New York city; house on Mountain Lake with grounds of one and a half acres extending from Mountain Lake to the State road, to C. E. Harvey of New York city.

FREIGHT YARD NEAR HOMES.

Elmhurst Residences Threatened by L. I. Railroad Plan.

To prevent the establishment of a freight terminal yard in the vicinity of an exclusive residential section in Elmhurst property owners there have started an agitation which they hope will accomplish their purpose. At a meeting of the Elmhurst Taxpayers Association held this week the desirability of preventing the railroad from carrying out the plans there was discussed, and it was pointed out that right up to the land that has been acquired by the railroad line residences have been erected. This land was sold under restriction, so it has been impossible to erect any outbuildings, and even for the erection of a garage a special permit must be obtained.

It is claimed by the objectors that the establishment of a freight yard in the vicinity would greatly depreciate the value of the property in the neighborhood. Considering these circumstances appeal has been made to the borough officials to refuse the grant that has been asked for, and the matter will be brought up at the next meeting of the local board.

The Long Island Railroad is preparing a statement showing that additional yards are necessary. Inside of two months it is expected that this section of the road will be completely electrified and fast trains will be run over the line. Because of this the railroad officials are extremely desirous that all freight traffic be kept from the main lines.

LITTLE MONEY FOR BUILDING.

Newark Reports Stringency Due to Government's Currency Attitude.

NEWARK, Aug. 23.—Building work in this city progressed evenly during the present week. The city building department issued forty-one permits for new work, which will aggregate in cost \$155,000.

There is much concern felt by the realty and building men here, however, over the lightness of money. Reports from various offices have it that the attitude of the national Administration on the currency question has affected credits and readjustments are being contemplated. Anticipated for some time, this condition is now declared to have assumed material form.

MANHASSET HEIGHTS PLOT SALE.

Sixty Acres Overlooking Water to Be Sold in Building Sites.

Announcement was made yesterday by George W. Bard, auctioneer, that he will sell to the highest bidder absolutely without reserve sixty plots located at Manhasset Heights, L. I., on Saturday, September 13. These plots are from one half acre to an acre in size and are known as Manhasset Heights, one of the most attractive sections on the north shore of Long Island. The plots are on very high ground and overlook Manhasset Bay.

Manhasset is one of the oldest towns on Long Island, and on account of its magnificent harbor was a favored port of call in the days of sailing ships. Every old mariner remembers Manhasset Bay, but he remembers it as Cove Bay. Manhasset is one of the quietest as well as the most attractive of New York city's nearby suburbs. It is only fifteen miles from the center of Manhattan.

The lots to be sold are located on North Hempstead turnpike, the trolley to Port Washington passing the property. This trolley runs from the Manhattan end of the Queensboro Bridge, at Fifty-ninth street, via Flushing, direct to the property. Frequent train service is afforded on the Port Washington branch of the Long Island Railroad from the Pennsylvania Terminal, the running time being but twenty-two minutes to the Manhasset station.

Manhasset, immediately adjoining Great Neck, and in this section are some of the handsomest country estates of well known New Yorkers. The sale will take place on the premises.

ACTIVITY AT BRIGHTWATERS.

The T. B. Ackerson Company reports an active market in its Brightwaters development. Among the recent sales are those to Bernard Ruhe of Bath Beach of an eleven room house and plot 100x200, on the East Concourse in the Bay section; the following houses in the Oaks and Pine sections: Two story cottage, on plot 65x140, to Mrs. Carrie Wagner; two story cottage, on plot 65x140, to John C. Dengler; bungalow, on plot 70x150, to Mrs. Adele Johnson; two story cottage, on plot 65x135, to Miss Emily Wilson, and bungalow, on plot 100x140, to Mrs. Elizabeth J. Meath; also plots to J. V. E. Westfall, adjoining his home; Mrs. E. G. Marley, F. Leiser, all of block 210 in the Farms to Frederick John; plots to Willis Easley, John Scanlon and Ludwig Lawson in the Farms.

REAL ESTATE AT AUCTION.

GEORGE W. BARD, Auctioneer.

WILL SELL about

60 1/2 Acre PLOTS AT AUCTION

Absolutely without reserve

AT

MANHASSET HEIGHTS

in the most beautiful and highest part of

MANHASSET

and adjoining

GREAT NECK, L. I.

At 2 P. M. on Premises, Rain or Shine,

Saturday, Sept. 13, 1913

Manhasset has all modern improvements and all the attractiveness of an all-year-round home. Electric car passes the property.

CONSIDER

Time to the Bronx on Long Island Railroad 25 minutes, where you will be able to purchase plots at less than one-fifth of what lots in Bronx lots would cost you.

FOR BOOKLET, MAPS AND INFORMATION

TRUTH, HATCH & CO., Agents,

300 Fifth Ave., N. Y. Phone 2441 Mad. St.

GEORGE W. BARD, Auctioneer,

68 Broadway, N. Y. Phone 2394 Rectory.

ROSE KAPLAN, 111 E. 87th St., N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.

Attorneys, 63 William Street, N. Y.



The Equator of Location for Commuting Homeseekers

Being only 1 mile or 6 minutes by frequent neighboring trolley to the Stamford Depot, where all fast trains, N. Y., N. H. & H. R. R., rush you to N. Y. without a stop. Get illustrated booklet or call, 'phone or write, but by all means get acquainted with

Shippan Point

On the Connecticut Shore of L. I. Sound

A few of the other extraordinary and individual features are

All City Conveniences. Good Roads. Bathing, boating, fishing, tennis & golf. Houses Already for Occupancy. Delightful Social Life.

Kenneth Ives & Co.,
7 East 42d St. Tel. 6857 Murray Hill.

REAL ESTATE FOR SALE—Westchester Co.

NEW JERSEY REAL ESTATE FOR SALE.

A Country Home

designed for COMFORT AND CONVENIENCE near New York City.

BARGAIN PRICE, \$8,400; Small Amount Cash. Balance Same as Rent. READY FOR OCCUPANCY NOW.

Identify situated in a select community, with refined and cultured neighbors. Convenient to STATION, SCHOOLS, CHURCHES, STORES AND MARKETS.

50 MINUTES FROM BROADWAY On the Lackawanna Railroad.

A modern, well planned house, having large living room, with old-fashioned fireplace and beamed ceilings; cheerful dining room, paneled walls and plate rail; butler's pantry, with dresser; light, airy kitchen, delightful to work in. Four large bed chambers, tiled bathroom, linen and clothes closets, on second floor.

LARGE VERANDAS ON TWO SIDES, with beautiful outlook over the lake. Everything about this home up-to-date; parquet floors, steam heat, sanitary plumbing, electricity, hot and cold running water, telephone service, modern laundry in basement.

Large shaded plot where the children may play all day without the worry that goes with play in a crowded city.

Will show this property at your convenience. Write, Phone or Call AT ONCE.

Curtis Smith, 170 Broadway, Tel. 1522 Cort.

Why Walk a Mile?

When you arrive at our Station you are right in the midst of a colony of live young business men and their families.

Philippe Manor

(REAL WATER FRONT)

The only home community on the east shore of the Hudson, convenient to New York, with its own actual water front. Ask about the Philippe Manor Club.

Come out to-day or to-morrow.

Convenient electric train leaves Grand Central at 10:45 A. M., 1:15, 2:35 P. M., 4:55 P. M., 7:15 P. M., 9:15 P. M. One mile away, and Philippe Manor.

PHILIPPE MANOR CO.,
831 Madison Avenue, Tel. Murray Hill 6820.

A Wonderful Residence Site

20 to 30 acres, in the high altitude (640) pure air belt of Chappaqua. Address BRVVOQUET HILL, CHAPPAQUA, WESTCHESTER COUNTY, N. Y.

Kenneth Ives & Co

7 E. 42

LONG ISLAND REAL ESTATE FOR SALE

IN FLUSHING

A modern 8-room house and garage; the location and beautiful surroundings. A nice home and price reasonable. \$7,000. For further information and inspection write T. L. B. box 104 Sun office.

FARM LAND

FARM LAND FOR SALE: Several good improved farms for sale at \$25 per acre; small payment down, easy terms. Sherburne county, Kansas. D. SANLEY, 2020 E. 28th St., Kansas City, Mo.

NEW ENTRANCE TO RECTORS.

S. B. Elendrath and B. Horwitz, associate architects, have filed plans for building a new Broadway entrance and a Seventh avenue exit to the eight story restaurant and office building at the northeast corner of Broadway and Forty-eighth street at an estimated cost of \$16,000. The Mecca Realty Company is the owner of record. George Hector is the lessee.

CITY DWELLINGS RENTED.

B. Flanagan & Son have rented the dwelling at 36 West Ninety-seventh street to Miss Catherine Leary.

The Duff & Brown Company has leased to James J. Fitzpatrick the three story dwelling at 345 West 122d street.

The Duross Company has leased 348 West Fourteenth street, a four story house, to Lillian Zee for a term of years.

BUSINESS PROPERTY LEASED.

Dr. J. Franklin Dunsmuth has leased to the Electric Fountain Company the building at 348 West Forty-second street.

The F. R. Wood-W. H. Dolson Company has leased for W. W. Gage the building at 223 West Eightieth street to William MacBride.

SATISFIED MORTGAGES.

(With name and address of lender's atty.) 146TH ST. & A.